

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 10, 2006

CALL TO PODIUM:

Greg Ossont, Director
Planning and Code
Administration

RESPONSIBLE STAFF:

Greg Ossont, Director
Planning and Code Administration

Cathy Borten, City Attorney

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
x	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	NA
Advertised	01/04/2006
	01/11/2006
Hearing Date	01/17/2006
Record Held Open	06/30/2006
Policy Discussion	

TITLE: POLICY DISCUSSION

T-376 - An Ordinance to Amend Chapter 24 of the City Code Entitled "Zoning," Division 19, Entitled "MXD Zone, Mixed Use Development, Section 24-160D.1, Entitled "Purposes and Objectives," Section 24-160D.2, Entitled "Minimum Location and Development Requirements," and Section 24-160D.9, Entitled "Application and Processing Procedures," so as to Require Smaller Parcels to Demonstrate Compatibility With Adjacent MXD Parcels Through Detailed Sketch Plans, Provide Internal and External Compatibility Among MXD Parcels While not Requiring all Uses at all MXD Parcels

SUPPORTING BACKGROUND:

A joint work session has held on September 12, 2005. A joint public hearing was held on January 17, 2006. The record was held open until June 30, 2006 and is now closed. There are nine exhibits in the record including background material from the joint work session and the joint public hearing.

This is an ordinance to amend Chapter 24 of the City Code entitled "Zoning," Division 19, entitled "MXD Zone, Mixed Use Development, Section 24-160D.1 entitled "Purpose and Objectives," Section 24-160D.2 entitled "Minimum Location and Development Requirements," and Section 24-160D.9 entitled "Application and Processing Procedures," so as to require smaller parcels to demonstrate compatibility with adjacent MXD parcels through detailed sketch plans, provide internal and external compatibility among MXD parcels, while not requiring all uses within all MXD parcels.

Staff has reviewed the requirements and standards for development within MXD properties and identified a common interpretation that development under the MXD zone must consist of a "multi-use development" and not be limited to single uses. Staff has provided additional language that more clearly defines the objectives and requirements of future development in the MXD zone. The proposed language also clarifies requirements for single parcels of less than 10 acres.

Continued.....

DESIRED OUTCOME:

Conduct Policy Discussion and Vote on Ordinance.

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SUPPORTING BACKGROUND CONT'D:

This proposed text amendment is limited to only 3 sections of the Mixed Use Development.

Section 24-160D.1, Purpose and Objectives Section

Subsection A

The proposed text amendment replaces the phrase "Multi-Use Center" with the word "Development." Since an application may or may not include "multi uses" the language simply states "Development."

Subsection B

This text change keeps the language consistent with Section A. It also establishes a reference for the definition of a "Multi Use Development" which is provided in the Section D

Subsection D

The language currently states "...to ensure the integration and internal compatibility of applicable residential and nonresidential uses by providing a suitable residential environment that is enhanced and complemented by commercial, recreational, open space, employment and institutional uses and amenities within all land use components of the multi-use project."

A literal interpretation of this section has been that **all** of the mentioned uses must be found within **all** components of the project. This is the language that is proposed to be amended in order to clarify. The text amendment introduces the phrase "and external..." to ensure both internal and external compatibility. The amendment also includes the phrase "uses such as..." to clarify that all uses are not necessarily required.

Finally, it clearly defines a "multi-use development" as either a **single** parcel or **group of contiguous** parcels zoned MXD including residential, commercial, recreational, open space, employment, institutional and amenities.

Section 24-160D.2 – Minimum Location and Development Requirements

The changes within Section 24-160D.2 are limited to the minimum area requirements. Staff identified this subsection as another section that could be bolstered to more clearly state the expectations and requirements for smaller parcels seeking MXD zoning.

This amendment would add the language "**Such parcels are not required to contain multiple uses but should contribute to a multi-use development and are subject to the provisions of 24-160D.9(a)(1).**"

Section 24-160D.9 – Application and Processing Procedures

The changes to Section 24-160D.9(a)(1) would apply to application requirements when an applicant is seeking MXD zoning and Sketch Plan approval. The standards include: boundaries, road networks, proposed uses, densities, size and heights, staging, sensitive areas and compliance with Master Plan recommendations.

By applying these standards in the development requirements for smaller parcels, very clear standards are established in demonstrating that a smaller parcel is "harmoniously integrated" to the surrounding area if it is not proposed to contain multiple uses.

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SUPPORTING BACKGROUND CONT'D:

Finally, staff suggests that an 8th standard in the "Application and Processing Procedures" section be added to provide clear language that an applicant must demonstrate how their MXD application integrates into the contiguous MXD areas. The amendment would add:

- **(h)** In addition to the requirements of this subsection, for parcels less than ten (10) acres the sketch plan shall provide sufficient detail to demonstrate harmonious integration into contiguous and existing MXD areas.

Attachments: Index of Memoranda and Exhibits

ORDINANCE No. _____

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE ENTITLED, "ZONING," DIVISION 19, ENTITLED, "MXD ZONE, MIXED USE DEVELOPMENT," SECTION 24-160D.1, ENTITLED, "PURPOSES AND OBJECTIVES," SECTION 24-160D.2, ENTITLED, "MINIMUM LOCATION AND DEVELOPMENT REQUIREMENTS," AND SECTION 24-160D.9, ENTITLED, "APPLICATION AND PROCESSING PROCEDURES," SO AS TO REQUIRE SMALLER PARCELS TO DEMONSTRATE COMPATIBILITY WITH ADJACENT MXD PARCELS THROUGH DETAILED SKETCH PLANS, PROVIDE INTERNAL AND EXTERNAL COMPATIBILITY AMONG MXD PARCELS WHILE NOT REQUIRING ALL USES AT ALL MXD PARCELS

Text Amendment **T-376**

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in public meeting assembled, that Chapter 24 of the City Code, Division 19, Sections 24-160D.1, D.2, and D.9 are hereby amended to read as follows:

ARTICLE III. DIVISION 19, MXD ZONE, MIXED USE DEVELOPMENT

* * * * *

Section 24-160D.1. Purposes and Objectives

* * * * *

- (a) To establish standards and procedures through which the land use objectives and guidelines of approved and adopted master plans can serve as the basis for evaluating an individual [multi-use center] development proposal,
- (b) To encourage orderly, staged development of large scale comprehensively planned multi-use [centers] developments....

* * * * *

- (d) To ensure the integration and internal and external compatibility of applicable residential and nonresidential uses by providing a suitable residential environment

Boldface
Underlining
[Single boldface brackets]
Double underlining
[[Double boldface brackets]]

Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill.
Added by Amendment.
Deleted from existing law or the bill by amendment.
Existing law unaffected by bill.

that is enhanced and complemented by uses such as commercial, recreational, open space, employment and institutional uses and amenities within [all land use components of the] a multi-use [project] development. A multi-use development is defined as a single parcel or a group of contiguous parcels of land zoned MXD which, among the various parcels comprising that contiguous area, include residential, commercial, recreational, open space, employment and institutional uses and amenities.

* * * * *

24-160D.2 Minimum Location and Development Requirements

* * * * *

- (a) Minimum area. No land shall be classified in the Mixed Use Development Zone unless it contains a minimum of ten (10) acres. Parcels or tracts less than the minimum acreage may be permitted if they are contiguous to an existing MXD zoned area and may be harmoniously integrated into the MXD area, consistent with the objectives and purposes of this zone. Such parcels are not required to contain multiple uses but should contribute to a multi-use development and are subject to the provisions of 24-160D.9(a)(1).

* * * * *

24-160D.9 Application and Processing Procedures

* * * * *

- (h) In addition to the requirements of this subsection, for parcels less than ten (10) acres the sketch plan shall provide sufficient detail to demonstrate harmonious integration into contiguous and existing MXD areas.

* * * * *

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by Amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
***	<i>Existing law unaffected by bill.</i>

ADOPTED this ____ day of _____, 2005 by the City Council of Gaithersburg, Maryland.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this ____ day of _____, 2006. APPROVED by the Mayor of the City of Gaithersburg, this ____ day of _____, 2006.

Sidney A. Katz, Mayor

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2006, and that the same was approved/vetoed by the Mayor of the City of Gaithersburg on the ____ day of _____, 2006. This Ordinance will become effective on the ____ day of _____, 2006.

David B. Humpton, City Manager

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Underlining
[Single boldface brackets]
Double underlining
[[Double boldface brackets]]

Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill.
Added by Amendment.
Deleted from existing law or the bill by amendment.
Existing law unaffected by bill.

INDEX OF MEMORANDA

T-376

1. Application
2. Draft Ordinance
3. Letter to Gaithersburg *Gazette* dated 12/27/2005, requesting a Legal Ad for 01/4 & 01/11/2006, issues. Fax and email printed communications re same
4. Notice of 01/17/2006, joint public hearing to interested parties. Labels for people notified by regular mail.
5. Clipping of Legal Ad as it appeared in *The Gazette* issues of 01/4 & 11/2006
6. M&C Cover Sheet for 01/17/2006, Joint Public Hearing, including a copy of Zoning Ordinance Div. 19 & 20, a copy of power point presentation, in addition to above Items 1-5.
7. Copy of electronic correspondence originated by Richard Arkin to P&CA Director Greg Ossont, dated 01/17 & 20/2006
8. M&C Cover Sheet for 09/12/2005 Joint Work Session with background information
9. Minutes of 01/17/2006 Joint Public Hearing
10. Transcript of 01/17/2006 Joint Public Hearing
11. Mailing labels for 06/07/2006 Planning Commission Meeting
12. PC Cover Sheet for 06/07/2006 Planning Commission Meeting
13. Minutes of 06-07-06 Planning Commission Meeting
14. CPC re Recommendation to M&C
15. Memoradum to M&C from Planning and Code Administration Director Ossont dated 06/15/2006

MEMORANDUM TO: Mayor and City Council

VIA: David B. Humpton, City Manager *DBH*

FROM: Greg Ossont, Director
Planning and Code Administration *GO*

DATE: June 15, 2006

SUBJECT: Text Amendments for Industrial and MXD Zones
Closing of the Record

As you are aware, a public hearing for T-375 and T-376 was held on January 17th, 2006. At their regular meeting on June 7, 2006, the Planning Commission made recommendations on each of the referenced text amendments. Copies of the text amendment recommendations are attached for your review.

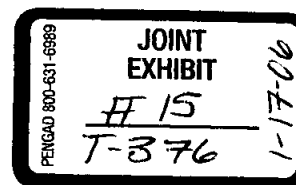
You will recall that the Industrial Zones text amendment proposes increased setbacks, decreased maximum building heights and introduces a design code requirement at preliminary plan approval to ensure compatibility with surrounding properties.

The MXD text amendment provides a defined phrase "multi-use development," that may consist of a single parcel or group of contiguous parcels. The text amendment clearly states that not all uses are required within all parcels provided the contiguous parcels adequately demonstrate harmonious integration and multiple uses collectively.

Staff recommends the Mayor and City Council announce the closing of the record during the regular meeting on June 19, 2006. Staff suggests closing the record on June 30, 2006 and anticipates policy discussion and final action during the regular meeting on July 10, 2006.

I hope this information is helpful. If you have any questions, please contact me at 301-258-6330 or gossont@gaithersburgmd.gov

Attachments



COMMUNICATION: PLANNING COMMISSION

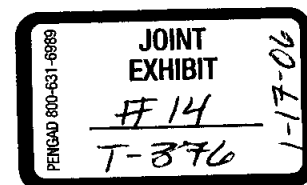
MEMORANDUM TO: Mayor and City Council**VIA:** David Humpton, City Manager**FROM:** Greg Ossont, Director
Planning and Code Administration**DATE:** June 8, 2006

SUBJECT: T-376 - Amend Chapter 24 of the City Code entitled "Zoning," Division 19, entitled "MXD Zone, Mixed Use Development," § 24-160D.1 entitled "Purpose and Objectives," § 24-160D.2 entitled "Minimum Location and Development Requirements," and § 24-160D.9 entitled "Application and Processing Procedures," so as to require smaller parcels to demonstrate compatibility with adjacent MXD parcels through detailed sketch plans, provide internal and external compatibility among MXD parcels, while not requiring all uses within all MXD parcels.

At its regular meeting on June 7, 2006, the Planning Commission made the following motion:

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to recommend Text Amendment T-376 for ADOPTION to the Mayor and City Council.

Vote: 4-0 (Winborne absent)



Planning and Code Administration Director Ossont noted this application was the subject of a joint work session in September 2005 and a joint public hearing in January 2006. The Commission's record closed on May 30, 2006. He briefly reviewed the text amendment identifying the sections of the ordinance where language revisions and additions are proposed. He noted that the revisions, other than those for typographical correction purposes, seek to ensure compatibility and harmony between new development and redevelopment in the industrial (I-1 and I-3) zones within the City.

In response to Chair Bauer, Mr. Ossont added that if the City Council were to adopt this text amendment, it would not cover any plans already submitted.

The Commission voiced no objections and moved as follows:

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to recommend to the City Council ADOPTION of Text Amendment T-375

Vote: 4-0

- T-376 -- Ordinance to amend Chapter 24 of the City Code, entitled, "Zoning," Division 19, entitled, "MXD Zone, Mixed Use Development," § 24-160d.1, entitled, "Purposes and Objectives," § 24-160d.2, entitled, "Minimum Location and Development Requirements," and § 24-160d.9, entitled, "Application and Processing Procedures," so as to require smaller parcels to demonstrate compatibility with adjacent MXD parcels through detailed sketch plans, provide internal and external compatibility among MXD parcels while not requiring all uses at all MXD parcels

Planning and Code Administration Director Ossont noted the Commission's January 17, 2006, joint public hearing record on the above-referenced text amendment closed on May 30, 2006, with nine exhibits. He also noted that a joint work session with the City Council was held the previous year on September 12, 2005. He reviewed the proposed language modifications and additions, noting they seek to define more clearly the objectives and requirements of MXD-zoned development.

In response to Chair Bauer, Mr. Ossont indicated the text amendment would not preclude shared parking for smaller parcels where appropriate. The Commission voiced their endorsement of the proposed ordinance.

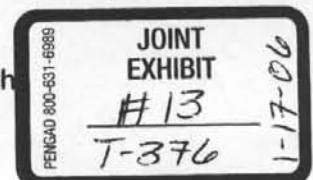
Vice-Chair Levy moved, seconded by Commissioner Kaufman, to recommend to the City Council ADOPTION of Text Amendment T-376.

Vote: 4-0

V. FROM THE COMMISSION

Vice-Chair Levy

1. Referenced a provision for adult-oriented businesses in the I-1 Zone [§ 24-136(6)], which requires they be in an enclosed and signed area when they are 10 percent or less of the total floor area of an establishment, pointing out that a similar provision should be included in the I-3 Zone [(§ 24-143(6))] as well.
2. Referencing the Casey East project, suggested that as part of the Places Program a mural be considered for the park.



STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: June 7, 2006

TEXT AMENDMENT: **T-376**

TITLE: **DEVELOPMENT REQUIREMENTS IN
THE MXD ZONE**

REQUEST: **RECOMMENDATION TO M&CC**

ADDRESS: N/A

ZONE: MXD (Mixed Use Development) Zone

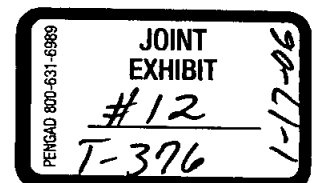
APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

STAFF PERSON: Greg Ossont, Director
Planning and Code Administration

Enclosures:

Staff Comments

- Exhibit 2: Draft Text Amendment Ordinance
- Exhibit 6: Joint Public Hearing Cover Sheet, January 17, 2006
- Exhibit 7: E-mails from Richard Arkin dated January 17, 2006
- Exhibit 8: Joint Work Session Cover Sheet and Background Materials, September 12, 2005
- Exhibit 9: January 17, 2006 Joint Public Hearing Minutes



STAFF COMMENTS

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This proposed text amendment is limited to only 3 sections of the Mixed Use Development.

Section 24-160D.1, Purpose and Objectives Section

Subsection A

The proposed text amendment replaces the phrase "Multi-Use Center" with the word "Development." Since an application may or may not include "multi uses" the language simply states "Development."

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This amendment would add the language "**Such parcels are not required to contain multiple uses but should contribute to a multi-use development and are subject to the provisions of 24-160D.9(a)(1).**"

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Finally, staff suggests that an 8th standard in the "Application and Processing Procedures" section be added to provide clear language that an applicant must demonstrate how their MXD application integrates into the contiguous MXD areas. The amendment would add:

- **(h)** In addition to the requirements of this subsection, for parcels less than ten (10) acres the sketch plan shall provide sufficient detail to demonstrate harmonious integration into contiguous and existing MXD areas.

This item is on your agenda for a transmittal of a recommendation to the Mayor and Council.

T-376

AMBERFIELD HOA
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

AMBERFIELD HOA
C/O EVAN MEYERS
613 SUFFIELD DR
GAITHERSBURG MD 20878

AUDOBON SQUARE HOA INC
C/O COMMUNITY ASSN INC
18401 WOODFIELD RD, SUITE H
GERMANTOWN MD 20875

AUDUBON SQUARE HOA
C/O DALE HEMKE
524 CAROUSEL CT
GAITHERSBURG MD 20877

BENNINGTON COMMUNITY ASSN
C/O KITTY COSTELLO
15 GOODPORT CT
GAITHERSBURG MD 20878

BENNINGTON COMMUNITY ASSN
C/O WANDA HARICH
28E DARBY CT
GAITHERSBURG MD 20878

BRIGHTON EAST CONDO I
C/O NAN KING
514 W DEER PARK ROAD
GAITHERSBURG MD 20877

BRIGHTON EAST CONDO II
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

BRIGHTON EAST CONDO III
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

BRIGHTON EAST CONDO III
C/O GEORGE WILLIAMS
224 WEST DEER PARK RD
GAITHERSBURG MD 20877

BRIGHTON WEST CONDO I
C/O LINDA DALY
QUANTUM
5429 EDSON LANE
ROCKVILLE MD 20852

BRIGHTON WEST CONDO I
C/O MEREDITH WORTHINGTON
668 WEST SIDE DR
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO I
C/O MEREDITH WORTHINGTON
668 WEST SIDE DRIVE
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO II
C/O JOANNE WHITLOCK
784 WEST SIDE DRIVE
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO III
C/O FALLER MANAGEMENT
5307 RANDOLPH RD
ROCKVILLE MD 20852

BRIGHTON WEST CONDO III
C/O SUSAN CARDENAS
872 WEST SIDE DR
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO IV
C/O JIMMY PENNYWELL
1018 WEST SIDE DR
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO IV
C/O VISTA MANAGEMENT
1131 UNIVERSITY BLVD WEST #101
SILVER SPRING MD 20902

BRIGHTON WEST CONDO V
C/O ANA SEGURA
1034 WEST SIDE DRIVE
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO V
C/O QUANTUM
5429 EDSON LANE
ROCKVILLE MD 20852

CAROLAN COURTS CONDO
C/O PAUL ASSOC INC
BARRY VERMEULEN
6935 WISCONSIN AVE #400
CHEVY CHASE MD 20815

CAROLAN COURTS CONDOS
C/O DONALD ROBERTS
8 TRENTON CT
GAITHERSBURG MD 20877

CEDAR VILLAGE
C/O MTM MANAGEMENT ASSOC
PO BOX 506
DAMASCUS MD 20872

CEDAR VILLAGE HOA
C/O RAFAEL GALAN
579 SUMMIT HALL RD
GAITHERSBURG MD 20877

CLARKSBURG RICH HOA
C/O RUPERT LERAY
13310 CAPAWBA MANOR WAY
CLARKSBURG MD 20871

COPPERFIELD CROSSING II
C/O MAIN ST PROPERTY MGMT
9 PARK AVENUE
GAITHERSBURG MD 20877

COPPERFIELD CROSSING II
C/O RALPH KANTROWITZ
226 KENTLANDS BLVD #301
GAITHERSBURG MD 20878

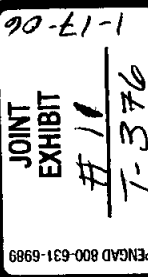
COPPERFIELD CROSSING INC
C/O AFFILIATED PROP MANAGMT
PO BOX 8205
GAITHERSBURG MD 20898-9205

COPPERFIELD CROSSING INC
C/O PAUL WALDRON
931 BEACON SQUARE COURT #2
GAITHERSBURG MD 20878

COURTYARDS AT RIO CO ASSN
C/O GREG LEACH
15708 WINNERS DR
GAITHERSBURG MD 20878

PC to be Acquired for 7-1-06

Rec to MC



CROSS GREEN CONDO ASSN
C/O DONNA HANNER
334-B CROSS GREEN STREET
GAITHERSBURG MD 20878

DEER PARK PLACE HOA
C/O ANDREW BOVE
157 BRALAN LANE
GAITHERSBURG MD 20877

DIAMOND FARM HOMES CORP
C/O FRANK SLEDGE
19 MIDLINE CT
GAITHERSBURG MD 20878

DORSEY ESTATES HOA
C/O DEBBIE STEINBRINK
11538 SULLNICK WAY
GAITHERSBURG MD 20877

EMORY WOODS HOA
C/O SCOTT SHERMAN
9111 EMORY WOODS TERRACE
GAITHERSBURG MD 20877

FERNSHIRE FARMS HOA
C/O LARRY SEEGER
1015 BAYRIDGE TER
GAITHERSBURG MD 20878

FERNSHIRE FARMS HOA
C/O VANGUARD MANAGMT ASSOC
PO BOX 39
GERMANTOWN MD 20875

FOXWOOD HOA
C/O ARLENE BLAYLOCK
102 MIDDLEPOINT CT
GAITHERSBURG MD 20877

GATEWAY COMMONS HOA
C/O DAVID SOLORIO
310 SWARTHMORE AVE
GAITHERSBURG MD 20877

GATEWAY COMMONS HOA
C/O THE MANAGEMENT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

GREENS OF WARTHER CONDOS
C/O SHARON LEACH
126 BARNSFIELD COURT
GAITHERSBURG MD 20878

GREENS OF WARTHER HOA
C/O ABARIS REALTY
12009 NEBEL ST
ROCKVILLE MD 20852

HIDDEN ORCHARDS HOA
C/O DAVID STUDLEY
716 BEACON HILL TER
GAITHERSBURG MD 20878

KENTLANDS CITIZENS ASSEMBLY
C/O RICHARD ARKIN
121 SELBY STREET
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN I
C/O ABE SCHNEIDER
110 CHEVY CHASE STREET #4
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN II
C/O MEL RUSHFIELD
120 CHEVY CHASE STREET #4
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN III
C/O NEIL GARSON
130 CHEVY CHASE STREET
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN IV
C/O HARRY STERN
140 CHEVY CHASE STREET
GAITHERSBURG MD 20878

KENTLANDS RIDGE CONDO INC
C/O CHARLES PAQUETTE
134 KENDRICK PL
GAITHERSBURG MD 20878

KENTLANDS RIDGE CONDO INC
C/O CMC
485 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

KENTLANDS VIEW CONDO INC
C/O CAROL WALDROP
410 RIDGEPOINT PL #14
GAITHERSBURG MD 20878

KENTLANDS VIEW CONDO INC
C/O MAIN ST PROP MANGMT
9 PARK AVENUE
GAITHERSBURG MD 20877

LAKEFOREST GLEN HOA
C/O GAFFIGAN MGT INC
14904 NEW HAMPSHIRE AVE
SILVER SPRING MD 20905

LAKEFOREST GLEN HOA
C/O TOM LONG
1304 TRAVIS VIEW CT
GAITHERSBURG MD 20879

LAKELANDS
C/O CMC
PO BOX 10821
CHANTILLY VA 20153

LAKELANDS HOA
C/O JOE CORATOLA
10 GOLDEN ASH WAY
GAITHERSBURG MD 20878

LAKELANDS HOA
C/O STEVE ECKERT
8120 WOODMONT AVE #3
BETHESDA MD 20814

LAKELANDS MAIN ST CONDO ASSN
C/O RICH BRANCATO
647-A MAIN ST
GAITHERSBURG MD 20878

LILAC GARDENS HOA
C/O KR SHAH
2 WINESAP CT
GAITHERSBURG MD 20878

LILAC GARDENS HOA
C/O MAIN STREET PROPERTY
MANAGEMENT
9 PARK AVENUE
GAITHERSBURG MD 20877

LONGDRAFT ESTATES HOA
C/O ALAN ROSEN
17017 SIOUX LN
GAITHERSBURG MD 20878

MONTGOMERY MEADOWS HOA
C/O LINDA HARRISON
1024 TRAVIS LN
GAITHERSBURG MD 20879

NEWPORT ESTATES SEC II
C/O THE MGMT GRP ASSOC
ONE BANK ST #301
GAITHERSBURG MD 20878

NEWPORT ESTATES SEC III
C/O THE MANAGEMENT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

NEWPORT ESTATES SECTION I
C/O RON HECKMAN
8 MICHAEL CT
GAITHERSBURG MD 20877

NEWPORT ESTATES SECTION II
C/O SHELBY COMPTON
60 STATE CT
GAITHERSBURG MD 20877

NEWPORT ESTATES SECTION III
C/O SUSAN VELASQUEZ
16 NINA CT
GAITHERSBURG MD 20877

NO. 8 RUSSELL AVE HOA
C/O DELBE REAL ESTATE
5185 MACARTHUR BLVD NW #115
WASHINGTON DC 20016

NO. 8 RUSSELL AVE HOA
C/O NIMAL GUNATILLEKE
8 RUSSELL AVE #405
GAITHERSBURG MD 20877

OAKS @ WASH WOODS COMM ASSN
C/O YALE WEISBERG
804 AMBER TREE CT #203
GAITHERSBURG MD 20878

OLD CARRIAGE HILL HOA
C/O MRS JO TERRELL
932 WILD FOREST DR
GAITHERSBURG MD 20879

ORCHARD HILLS HOA
C/O BRIAN WEIBLINGER
147 APPLE BLOSSOM WAY
GAITHERSBURG MD 20878

ORCHARD PLACE HOA
C/O MARY ANN SULLIVAN
7 NAPA VALLEY RD
GAITHERSBURG MD 20878

ORCHARDS HOA
C/O PAULA SUMMEROUR
62 TIMBER ROCK RD
GAITHERSBURG MD 20878

PARK SUMMIT CONDO
C/O VANGUARD MANGMT ASSOC
PO BOX 39
GERMANTOWN MD 20875

PARK SUMMIT CONDOS
C/O JAMES CRANK
303 PALMSRING DR #11
GAITHERSBURG MD 20878

PARK SUMMIT HOA
C/O MAC MOXLEY
756 CLIFFTOP DRIVE
GAITHERSBURG MD 20878

PARK SUMMIT HOA
C/O MAIN STREET PROP MGMT
9 PARK AVENUE
GAITHERSBURG MD 20877

POTOMAC OAKS HOA
C/O CMI
780 QUINCE ORCHARD BLVD
GAITHERSBURG MD 20878

POTOMAC OAKS HOA
C/O PAM WILSON
780 QUINCE ORCHARD BLVD
GAITHERSBURG MD 20878

QUINCE ORCHARD PARK HOA
C/O COMMUNITY MANAGMT CORP
12701 FAIR LAKES CIR #400
CHANTILLY VA 20153

QUINCE ORCHARD PARK HOA
C/O TROY KENNEDY
449 WINTER WALK DR
GAITHERSBURG MD 20878

REDA SQUARE HOA
C/O FRANCES WINTER
2 GLAZEBROOK CT
GAITHERSBURG MD 20878

ROSEMONT CITIZENS ASSN
C/O CAROL BLUM GORDON
9200 ROSEMONT DR
GAITHERSBURG MD 20877

SAYBROOKE HOA
C/O JIM HARRIS
304 SAYBROOKE VIEW DR
GAITHERSBURG MD 20877

SHADY GROVE III COM ASSN
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

SHADY GROVE III COMM ASSN INC
C/O MARK HACKMAN
64 APPLESEED LN
GAITHERSBURG MD 20878

SHADY GROVE VILL COMM CO CORP
C/O TOM CREAMER
160 GOLD KETTLE DRIVE
GAITHERSBURG MD 20878

SHADY GROVE VILL CONDO ASSN
C/O BRUCE CLARK
22 BLUE RIBBON CT
GAITHERSBURG MD 20878

SHADY GROVE VILLAGE CONDO
C/O PAUL ASSOC INC
6935 WISCONSIN AVE #400
CHEVY CHASE MD 20815

SHADY GROVE VILLAGE I
C/O MTM MANGMT ASSOC
PO BOX 506
DAMASCUS MD 20872

SHADY GROVE VILLAGE I HOA
178 GOLD KETTLE DR
GAITHERSBURG MD 20878

SHADY GROVE VILLAGE II CONDO
C/O NELSON LE ROY
4 SUPREME COURT
GAITHERSBURG MD 20878

THE WOODS @ MUDDY BRANCH
C/O MTM MANAGEMENT ASSOC
26221 RIDGE ROAD P.O. BOX 506
DAMASCUS MD 20872

TIMBERBROOK CONDO ASSN
C/O CMI - LINDA WILLMAN
16 EXECUTIVE PARK CT
GERMANTOWN MD 20874

TIMBERBROOK CONDO ASSN
C/O MICHAEL DENNIS
137 TIMBERBROOK LN #301
GAITHERSBURG MD 20878

VILLA RIDGE CONDO
C/O JUDY JOHNSON
414 GIRARD ST
GAITHERSBURG MD 20877

VILLAGE OVERLOOK COMM ASSN
C/O DICK JONES
411 CHRISTOPHER AVE #13
GAITHERSBURG MD 20879

VILLAGE OVERLOOK IIB COMM ASSN
C/O ALICE RAZZANO
435 CHRISTOPHER AVE #24
GAITHERSBURG MD 20879

VISTAS @ WASH WOODS
C/O SIMMONS MANGMT GROUP
8911 60TH AVE, 2ND FLOOR
COLLEGE PARK MD 20740

VISTAS @ WASH WOODS HOA
C/O DAN HILTON
1033 HILLSIDE LAKE TER
GAITHERSBURG MD 20878

WARTHER HOA
C/O THE MANAGMT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

WARTHER HOMES ASSN INC
C/O KEITH MANLEY
115 SHARPSTEAD LN
GAITHERSBURG MD 20878

WASH WOODS COMM ASSN
C/O LUKE BRAMI
101 CANFIELD HILL DR
GAITHERSBURG MD 20878

WASHINGTONIAN TOWNES HOA
C/O ABARIS REALTY
12009 NEBEL ST
ROCKVILLE MD 20852

WASHINGTONIAN TOWNES HOA
C/O MR. DEAN ZURAS
22 PONTIAC WAY
GAITHERSBURG MD 20878

WASHINGTONIAN WOODS
C/O CMC
PO BOX 10821
CHANTILLY VA 20153

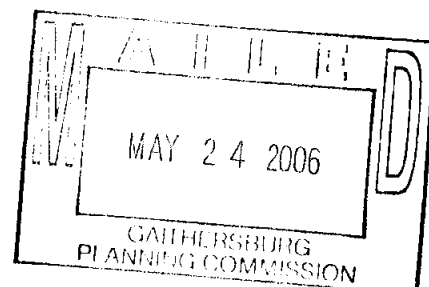
WEST RIDING CITIZENS ASSN
C/O JOANN SCHIMKE
734 TIFFANY CT
GAITHERSBURG MD 20878

WINDBROOKE CONDO ASSN
C/O LARRY SHERER
938 WINDBROOKE CIR
GAITHERSBURG MD 20879

WOODLAND HILLS HOA
C/O ANN WALSH
104 KESTREL CT
GAITHERSBURG MD 20879

WOODLAND HILLS HOA
C/O THE MANAGEMENT GROUP
ONE BANK ST 3301
GAITHERSBURG MD 20879-1504

WOODS @ MUDDY BRANCH HOA
C/O JOHN DUNLOP
302 ALDERWOOD DRIVE
GAITHERSBURG MD 20878



Speaker from the public:

Marc Solomon, Finmarc Management, Inc., 4733 Bethesda Avenue, owner of warehouse, stated that the warehouse is currently zone I-3 as part of the GE Special Study Area. He submitted a letter to the City Council, Planning Commission and staff expressing concerns of the rezoning and impact of the his property.

There were no other speakers at the hearing.

Motion was made by Commissioner Levy, seconded by Commissioner Kaufman, that the Planning Commission record on T-375, be held open indefinitely.

Vote: 5-0

Motion was made by Council Member Alster, seconded by Council Member Sesma, that the City Council record on T-375, be held open indefinitely.

Vote: 3-0

2. **Joint – T-376, Proposal to Amend Chapter 24 of the City Code, Entitled, "Zoning," Division 19, Entitled, "MXD Zone, Mixed Use Development," Section 24-160d.1, Entitled, "Purposes and Objectives," Section 24-160d.2, Entitled, "Minimum Location and Development Requirements," and Section 24-160d.9, Entitled, "Application and Processing Procedures," so as to Require Smaller Parcels to Demonstrate Compatibility With Adjacent MXD Parcels Through Detailed Sketch Plans, Provide Internal and External Compatibility Among MXD Parcels While Not Requiring All Uses at All MXD Parcels**

Planning and Code Administration Director Ossont stated that the joint public hearing was advertised in the *Gaithersburg Gazette* issues of January 4 and 11, 2006. A joint work session was held on September 12, 2005, for the proposed amendment and is sponsored by the Mayor and City Council. He stated that the requirements of the Mixed Use Zone (MXD) have been discussed during a number of public hearings and work sessions. He stated that the discussions focused on compatibility and whether or not development projects under the MXD zone should require a mix of uses within all land uses components of a multi-use project. He stated that staff has reviewed the requirements and standards. The propose language more clearly defines the objectives and requirements of future development with the MXD Zone and also clarifies requirements for single parcels of less than 10 acres.

There were no speakers at the hearing.

Motion was made by Commissioner Kaufman, seconded by Commissioner Winborne, that the Planning Commission record on T-376, be held open indefinitely.

Vote: 5-0

Motion was made by Council Member Sesma, seconded by Council Member Alster, that the City Council record on T-376, be held open indefinitely.

Vote: 3-0

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

September 12, 2005

CALL TO PODIUM:

Greg Ossont, Director
Planning and Code
Administration

RESPONSIBLE STAFF:

Greg Ossont, Director
Planning and Code
Administration

Cathy Borten, City Attorney

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
X	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item
is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE: JOINT WORK SESSION

Discussion on Proposed Text Amendments to the I-1, I-3 and
MXD Zones

SUPPORTING BACKGROUND:

Staff has been asked to review the Industrial Use zones and how each zone relates to adjacent and abutting properties. Specifically, staff reviewed the I-1 and I-3 zones for existing language that ensures compatible development in industrial zones that would potentially effect existing residential development.

Staff has identified specific areas within the I-1 and I-3 zones where language could be amended and in sections where additional language and standards could be introduced to ensure compatible and harmonious new development and redevelopment in these industrial zones.

In addition, the Mixed Use Zone (MXD) has been discussed during a number of public hearings and work sessions as it relates to the internal and external compatibility of adjacent properties.

As you are aware, the City's most successful projects were developed under the MXD zone. In order to ensure future mixed use developments are of continued success, staff has identified certain sections within the code that will foster quality development in the future.

Specifically, staff has reviewed the requirements and standards for development within MXD properties and the interpretation that development under the MXD zone must consist of a "multi-use development" and not be limited to single uses. Staff has provided additional language that more clearly defines the objectives and requirements of future development within the MXD zone.

Lastly, staff has developed language that would provide expirations for approved schematic development plans.

DESIRED OUTCOME:

Provide staff guidance.

PENGAD 800-631-6989

JOINT
EXHIBIT

#8

T-376

1-17-06

MEMORANDUM TO: Mayor and City Council

VIA: David B. Humpton, City Manager *DB*

FROM: Greg Ossont, Director
Planning and Code Administration *JP*

DATE: September 6, 2005

SUBJECT: MXD Zone – Text Amendments

Attached please find a draft text amendment for revisions to the MXD Zone. The draft addresses issues raised over the past several months related to the internal and external compatibility of adjacent parcels and the life span of schematic development plans. In summary, the draft:

1. Re-defines what is considered an MXD area and what must be included on a parcel zoned MXD, providing for internal and external compatibility among adjacent parcels comprising an MXD area (*see*, 24-160D.1);
2. Allows smaller parcels to be zoned MXD without the requirement that all use types be included on the parcel as long as the development contributes to an MXD area (*see*, 24-160D.2);
3. Requires that such smaller parcels submit sketch plans with sufficient detail to demonstrate harmonious integration into contiguous existing MXD areas (*see*, 24-160D.9); and
4. Adds a provision that approval of a schematic development plan expires five years from the date of approval (*see*, 24-160D.9).

I hope this information is helpful. If you have any questions, please contact me at 301-258-6330.

Attachment

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE ENTITLED "ZONING," DIVISION 19, ENTITLED "MXD ZONE, MIXED USE DEVELOPMENT, SECTION 24-160D.1, ENTITLED "PURPOSES AND OBJECTIVES," SECTION 24-160D.2, ENTITLED "MINIMUM LOCATION AND DEVELOPMENT REQUIREMENTS," AND SECTION 24-160D.9, ENTITLED "APPLICATION AND PROCESSING PROCEDURES," SO AS TO REQUIRE SMALLER PARCELS TO DEMONSTRATE COMPATABILITY WITH ADJACENT MXD PARCELS THROUGH DETAILED SKETCH PLANS, PROVIDE INTERNAL AND EXTERNAL COMPATABILITY AMONG MXD PARCELS WHILE NOT REQUIRING ALL USES AT ALL MXD PARCELS, AND TO PROVIDE AN EXPIRATION DATE FOR APPROVED SCHEMATIC DEVELOPMENT PLANS.

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in public meeting assembled, that Chapter 24 of the City Code, Division 19, Sections 24-160D.1, D.2, and D.9 are hereby amended to read as follows:

CHAPTER 24 ZONING

DIVISION 19, MXD ZONE, MIXED USE DEVELOPMENT

* * * * *

Section 24-160D.1. Purposes and Objectives

* * * * *

(a) To establish standards and procedures through which the land use objectives and guidelines of approved and adopted master plans can serve as the basis for evaluating an individual [multi-use center] development proposal,

(b) To encourage orderly, staged development of large scale comprehensively planned multi-use [centers] developments....

* * * * *

(d) To ensure the integration and internal and external compatibility of applicable residential and nonresidential uses by providing a suitable residential environment that is enhanced and complemented by commercial, recreational, open space, employment and institutional uses and amenities within [all land use components of the] a multi-use [project] development. A multi-use development is defined as a single parcel or a group of contiguous parcels of land zoned MXD which, among the various parcels comprising that contiguous area, include residential, commercial, recreational, open space, employment and institutional uses and amenities.

* * * * *

24-160D.2 Minimum Location and Development Requirements

* * * * *

(a) Minimum area. No land shall be classified in the Mixed Use Development Zone unless it contains a minimum of ten (10) acres. Parcels or tracts less than the minimum acreage may be permitted if they are contiguous to an existing MXD zoned area and may be harmoniously integrated into the MXD area, consistent with the objectives and purposes of this zone. Such parcels are not required to contain multiple uses but should contribute to a multi-use development and are subject to the provisions of 24-160D.9(a)(1).

24-160D.9 Application and Processing Procedures

- (a) * * * * *
- (1) * * * * *
- (a)-(g) * * * * *

(h) In addition to the requirements of this subsection, for parcels less than ten (10) acres the sketch plan shall provide sufficient detail to demonstrate harmonious integration into contiguous and existing MXD areas.

- (b) * * * * *
- (1) – (3) * * * * *

(4) The approval of a schematic development plan shall substitute for preliminary site plan approval, and shall expire after a period of five (5) years from date of approval.

ADOPTED this ____ day of _____, 2005 by the City Council of Gaithersburg, Maryland.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this ____ day of _____, 2005. APPROVED by the Mayor of the City of Gaithersburg, this ____ day of _____, 2005.

Sidney A. Katz, Mayor

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2005, and that the same was approved/vetoed by the Mayor of the City of Gaithersburg on the ____ day of _____, 2005. This Ordinance will become effective on the ____ day of _____, 2005.

David B. Humpton, City Manager

Boldface

Underlining

[Single boldface brackets]

Double underlining

[[Double boldface brackets]]

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill.

Added by Amendment.

Deleted from existing law or the bill by amendment.

Existing law unaffected by bill.

Hospitals.

Private clubs.

Public utility buildings and public utility structures.

Radio and television broadcasting stations, towers and accessory structures.

Recreational or entertainment establishments, commercial.

Service organizations.

Telecommunications facilities, subject to the requirements of section 24-167A(C)(2).

(Ord. No. O-1-85, 3-4-85; Ord. No. O-21-97, 11-17-97)

Sec. 24-160C. Development standards and requirements.

All uses in the E-2 Zone shall comply with the development standards and requirements set forth in section 24-152 through and including section 24-160, inclusive of this Code. Provided, however, the Traditional Neighborhood Design (TND) option may be used as an alternate method of development, subject to compliance with the standards set forth in section 24-22.3 of Chapter 24 of this Code.

(Ord. No. O-1-85, 3-4-85; Ord. No. O-3-99, 1-19-99)

Sec. 24-160D. Reserved.

DIVISION 19. MXD ZONE, MIXED USE DEVELOPMENT

Sec. 24-160D.1. Purposes and objectives of zone.

It is the objective of this zone to establish procedures and standards for the implementation of master plan land use recommendations for comprehensively planned, multi-use projects. It is also intended that this zone provide a more flexible approach to the comprehensive design and development of multi-use projects than the procedures and regulations applicable under the various conventional zoning categories. In so doing, it is intended that this zoning category be utilized to implement existing public plans and pertinent city policies in a manner and to a degree more closely compatible with said city plans and policies than may be possible under other zoning categories. The specific purposes of this zone are:

- (a) To establish standards and procedures through which the land use objectives and guidelines of approved and adopted master plans can serve as the basis for evaluating an individual multi-use center development proposal, as well as ensuring that development proposed will implement the adopted master plan and other relevant planning and development policies and guidelines for the area considered for MXD zoning.
- (b) To encourage orderly, staged development of large-scale comprehensively planned, multi-use centers by providing procedures for various zoning and plan approvals, including development phasing.

- (c) To encourage design flexibility and coordination of architectural style of buildings and signage.
- (d) To ensure the integration and internal compatibility of applicable residential and nonresidential uses by providing a suitable residential environment that is enhanced and complemented by commercial, recreational, open space, employment and institutional uses and amenities within all land use components of the multi-use project.
- (e) To assure compatibility of the proposed land uses with internal and surrounding uses by incorporating higher standards of land planning and site design than could be accomplished under conventional zoning categories and to provide a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures.
- (f) To encourage the efficient use of land by: locating employment and retail uses convenient to residential areas; reducing reliance upon automobile use and encouraging pedestrian and other nonvehicular circulation systems; retaining and providing useable open space and active recreation areas close to employment and residential populations; and providing for the development of comprehensive nonvehicular circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas, and public facilities.
- (g) To provide a superior natural environment by the preservation of trees, natural topographic and geologic features, wetlands, watercourses and open spaces.
- (h) To allow development only in a phased or staged fashion to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.

This zone and any accompanying development plan(s) may be approved upon findings that the application is proper for the comprehensive and systematic development of the city, is capable of accomplishing the purposes of this zone, is an internally and externally compatible form of development and is consistent with the applicable master plan, special conditions within such plan relating to the property under consideration, and other applicable planning and land use policies. In order to enable the city council or the city planning commission to evaluate the conformance with the standards contained herein and elsewhere within Division 19, specific sets of plans shall be submitted in accord with section 24-160D.9, and the city council and/or the commission, as authorized pursuant to this Division 19, may approve said plan(s) if they find the plans capable of accomplishing the above purposes and in compliance with the standards and requirements of this zone.

(Ord. No. O-11-88, 11-7-88)

Sec. 24-160D.2. Minimum location and development requirements.

(a) *Master plan.* No land shall be classified in the Mixed Use Development Zone unless the land is within an area for which there is an approved and adopted master plan which recommends mixed use development for the land which is the subject of the application, or

unless the proposed development otherwise satisfies the purposes and objectives of the MXD Zone. Approval of the MXD Zone for land which is not recommended for this zone in an approved master plan shall require the affirmative vote of four (4) members of the city council.

(b) *Minimum area.* No land shall be classified in the Mixed Use Development Zone unless it contains a minimum of ten (10) acres. Parcels or tracts less than the minimum acreage may be permitted if they are contiguous to an existing MXD zoned area and may be harmoniously integrated into the MXD area, consistent with the objectives and purposes of this zone.

(c) *Location.* Such land shall be located adjacent to and readily accessible from existing or planned highways that are in an approved construction program and are adequate to service the proposed development. It is intended that adequate access be available to such sites so that traffic does not have an adverse impact on the surrounding area or cause internal circulation or safety problems.

(d) *Public water and sewer.* No development shall be permitted unless served by public water and sewer.

(e) *Signage.* Signage shall be coordinated between adjoining uses and be thematic in approach, in accord with the purposes of this zone and overall character of the surrounding area.

(f) *Frontage on public streets.* Anything to the contrary notwithstanding in any regulation in this Code, lots in this zone shall not be required to have direct access to a public street provided that such condition will promote the creation of affordable housing, or will be designed in such a way as to foster the purposes and objectives of this zone, provided that satisfactory access to a public street is provided over private rights-of-way.

(Ord. No. O-11-88, 11-7-88; Ord. No. O-16-90, 8-6-90; Ord. No. O-3-93, 3-1-93)

Sec. 24-160D.3. Uses permitted.

(a) *Residential.* All types of residential uses allowed by right in Chapter 24 of this City Code shall be permitted, as well as all accessory uses thereto.

- (1) The various residential housing types must be planned and constructed in accordance with recommendations and special conditions, if any, of the approved and adopted master plan.
- (2) The location and type of all residential uses proposed on the site must be shown on the plans submitted in accordance with the requirements of section 24-160D.9 and Article V of this chapter, with the level of specificity increasing at each level of plans review.
- (3) Residential uses should be a prominent element in any Mixed Use Development Zone where the applicable master plan specifically recommends that residential development is to be an integral component of a proposed multi-use project.

- (4) Residential uses may be mixed with proposed commercial/industrial/employment uses, rather than located in a separate residential area on the site, upon a finding by the city council that combining residential and nonresidential uses at one location, within a site, will not adversely affect the overall development proposed.
- (5) A lot intended for use for a single-family attached or detached dwelling unit may contain both a principal dwelling unit and an urban cottage, under the following restrictions and conditions.
- (i) Maximum floor area of an urban cottage shall be one thousand two hundred (1,200) square feet in size.
 - (ii) Maximum height of an urban cottage shall be two and one-half (2½) stories or thirty (30) feet.
 - (iii) There shall be not more than one (1) urban cottage per lot.
 - (iv) Parking for an urban cottage shall be determined in accordance with section 24-219(b).
 - (v) Urban cottages shall be counted toward the maximum number of dwelling units permitted in an MXD zoned development, if such a maximum number is specified in an approved sketch plan, schematic development plan or final site plan in accordance with the following formula:

<i>Unit Size</i>	<i>Dwelling Unit Count</i>
0 to 699 square feet	0.25/DU
700 to 899 square feet	0.50/DU
900 to 1200 square feet	0.75/DU

- (vi) In addition to compliance with all applicable city codes and regulations including, but not limited to, those dealing with buildings, fire safety, health and sanitation, property maintenance and rental housing licensing, the construction, occupancy and use of urban cottages shall be controlled by the following restrictions:
 - (aa) At least one dwelling unit on a lot containing an urban cottage shall be occupied by an owner of the lot.
 - (bb) There shall be only one cooking facility in an urban cottage.
 - (cc) Occupancy of an urban cottage shall be in accordance with the following schedule:

<i>Unit Size</i>	<i>Maximum Number of Occupants</i>
0 to 699 square feet	2
700 to 899 square feet	3
900 to 1200 square feet	4

(b) *Commercial/employment/industrial.* All uses allowed by right in any of the following zone: R-B, C-B, C-1, C-2, C-3, E-1, E-2 and I-3 Zones are permitted uses. The following uses are specifically prohibited:

Adult-oriented business.

Automobile paint and body repair shops.

Body piercing establishments

Drive-in theaters.

Hotel, extended stay.

Manufacture, compounding, and processing of goods or articles.

Pawnshops.

Tattoo parlor.

(1) The approximate location and general type of commercial, employment and industrial uses proposed on the site must be shown on sketch plan and schematic development plan submitted in accord with section 24-160D.9 and Article V, with the level of specificity increasing at each level of plans review.

(2) In order to establish an appropriately mixed character within the entire MXD zoned area, the following percentages of floor area proposed on site as shown on a sketch plan shall not exceed:

Retail commercial	60%
Employment/office	65%
Other commercial/institutional	15%

Individual percentages may be exceeded by approval of the city council upon application by an applicant and for good cause shown; provided, however, the cumulative total of all categories shall not exceed one hundred (100) percent.

(c) *Bed and breakfast.* Bed and breakfast subject to the requirements contained in section 24-167B.

(d) *Special exception uses.* The following uses shall be special exception uses in the MXD zone subject to approval by the city board of appeals notwithstanding the fact that such use may be allowed as a permitted use in any other zones referred to in the above subsections (a) and (b):

Amusement center, whether operated separately or in conjunction with any other permitted or special exception use¹.

Assembling from prepared materials of electronic devices and electrical appliances.

Boarding homes.

Care homes.

Cemeteries.

Child or elderly care facilities in dwelling units other than single-family detached or duplexes accommodating not more than eight (8) individuals.

Child or elderly care facilities for accommodating more than eight (8) individuals.

Clinics.

Commercial parks and other outdoor places of amusements, including miniature golf courses, driving ranges, carnivals and fairs.

Funeral parlors and undertaking establishments.

Group residential facilities operated by nonprofit or public entities.

Hospitals.

Nursing and care homes.

Private clubs.

Public utilities uses, such as electric substations and offices, excluding the storage of material and trucks and repair facilities.

Radio and television broadcasting stations, towers and accessory structures.

Telecommunications facilities.

Towers, poles, antennas, buildings or other structures intended for use in connection with the operation of a commercial radio or television broadcasting station.

(Ord. No. O-11-88, 11-7-89; Ord. No. O-12-89, 9-5-89; Ord. No. O-17-93, 11-15-93; Ord. No. O-21-97, 11-17-97; Ord. No. O-9-02, 11-4-02; O-15-02, 12-16-02; Ord. No. O-6-04, 2-17-04)

¹ Amusement centers in the MXD Zone shall not be required to comply with the standard of subsections (1), (2) and (3) of section 24-144(a) of this Code.

Sec. 24-160D.4. Density and intensity of development.

(a) Residential.

- (1) The residential density in the MXD Zone shall not exceed the residential density or total number of dwelling units stated in the applicable master plan, if any. The total number of dwelling units and the corresponding overall density, as well as the approximate location of such units, shall be established at the time of sketch plan approval pursuant to section 24-160D.9(a).

(b) *Commercial/employment/industrial.* The commercial/employment/industrial density in the Mixed Use Development Zone shall be compatible with any gross floor area or floor area ratio recommended in the applicable area master plan or special conditions or requirements, if any are stated therein. The maximum density of commercial/employment/industrial development shall be based on the area shown for commercial/employment/industrial uses on the sketch plan or schematic development plan, and shall not exceed a floor area ratio of 0.75;

provided, however, that any land zoned to the MXD category prior to January 1, 1991, and any land not exceeding twelve (12) acres in size incorporated into such acreage zoned MXD prior to January 1, 1991, shall have a floor area ratio not to exceed 1.5.
(Ord. No. O-11-88, 11-7-88; Ord. No. O-5-91, 3-11-91)

Sec. 24-160D.5. Compatibility standards.

(a) All uses shall conform to the purposes of the Mixed Use Development Zone and shall be compatible with all uses, existing or proposed, in the vicinity of the area covered by the proposed planned development. In order to assist in accomplishing such compatibility, the following requirements shall apply:

- (1) All right-of-way requirements, setbacks, height limits, open space or buffer areas recommended in an area master plan or special conditions or requirements stated therein to protect properties adjacent to the MXD zoned areas shall be incorporated into all plans subject to approval under the zone.
- (2) Where setback, height limits, open space or buffer areas are not recommended in an area master plan or special conditions or requirements stated therein to protect properties adjacent to the MXD zoned areas, the following requirements shall be incorporated into all plans subject to approval under this zone.
 - a. No buildings other than single-family detached dwellings shall be constructed within one hundred (100) feet of adjoining property not zoned MXD or in a residential category that is developed with one-family detached homes unless the city planning commission finds that topographical features permit a lesser setback. In all other situations, setbacks from adjoining properties may be less than one hundred (100) feet, with the setback approved by the city planning commission.
 - b. No building proposed for commercial/employment/industrial use shall be constructed less than one hundred (100) feet from any adjoining property not zoned MXD recommended for residential zoning and land use on the applicable master plan. The setbacks shall be determined as part of the final site plan approval.
 - c. No building shall be constructed to a height greater than its distance from any adjoining property not zoned MXD recommended for residential zoning and land use on the applicable master plan, unless the city planning commission finds that approval of a waiver of this requirement will not adversely affect adjacent property.

(b) Telecommunications facilities in residential MXD Zones must be enclosed in existing structures.

(c) Compliance with these requirements shall not in and of itself be deemed to create a presumption of compatibility.

(Ord. No. O-11-88, 11-7-88; Ord. No. O-21-97, 11-17-97)

Sec. 24-160D.6. Minimum green area, landscaping and amenity requirements.

(a) The amount of green area, including designated parks, public and private open space, active and passive recreational areas, required for the residential portion of a mixed use development shall be not less than forty (40) percent of the total area shown for residential use. The minimum green area requirement, which shall include designated parks, public and private open space, active and passive recreational areas, for the commercial/employment/industrial portion of a mixed use development shall be not less than twenty-five (25) percent of the total area devoted to commercial/employment/industrial uses, except that comparable amenities and/or facilities may be provided in lieu of green area if the city council determines that such amenities or facilities are sufficient to accomplish the purposes of the zone, and would be more beneficial to the proposed development than strict adherence to the specific green area requirement.

(b) All recreation areas, facilities and amenities, and all open space and landscaped areas shall be reflected on the final site plans for approval by the city planning commission. With respect to such areas, facilities and amenities, the site plan or accompanying documents shall reflect:

- (1) That such areas, facilities or amenities shall not be constructed, converted or used for any purposes other than reflected and designated on the site plan unless amended by consent of the city planning commission.
- (2) A staging or construction timetable specifying the construction of all recreational areas, facilities and amenities. This staging or construction timetable may be related to the number of residential units under construction or complete, or population levels, or other appropriate standard. The adherence to the performance of such timetable shall be secured by appropriate bond, letter of credit or security acceptable to the city. Subsequent to the completion of work, the city manager is authorized to declare as abandoned and forfeited, any cash bond posted pursuant to a requirement of this chapter, and relinquish proceeds thereof to the general treasury of the city, when after giving the applicant or permittee who posted the cash bond thirty (30) days written notice first by registered mail, and if unclaimed by first-class mail, such applicant or permittee fails to request of the city the return of the cash bond. Upon failure to request of the city the return of the cash bond, as provided herein, the applicant or permittee, its successors, heirs and assigns relinquish all claim to said cash bond.

ACCTID	ZONIN	ADDRESS	CITY	ZIPCC	OWNNAME1
160901662221	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	HALICI INC
160901662298	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	HALSEY, JANET P & W
160901662301	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	HALSEY, JANET P & W
160901661990	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	JARRARD, J MICHAEL ET AL TR
160901662004	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	JOY, SHEILA E &
160902279373	I3	18739 GAME PRESERVE ROAD	GAITHERSBURG	20879	KCE LIMITED LIABILITY CO
160901662094	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	KELBAUGH, H PATRICIA
160901662106	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	KELBAUGH, PATRICIA
160901661682	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	LIMPARIS, CHARLES M & D
160901662287	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	LYNCH ASSOCIATES
160901662378	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	LYNCH ASSOCIATES
160902344304	I3	11 METROPOLITAN GROVE ROAD	GAITHERSBURG	20878	METGROVE L L C
160901661842	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	MOLK, MARTIN J & K M
160903229886	I3	65 W WATKINS MILL ROAD	GAITHERSBURG	20878	MOR BEN LLC
160903229897	I3	55 W WATKINS MILL ROAD	GAITHERSBURG	20878	MOR BEN LLC
160903460991	I3	800 FREDERICK AVE	GAITHERSBURG	20879	MR 270 NMD I LLC
160902254442	I3	18775 FREDERICK ROAD	GAITHERSBURG	20879	OFFENBACHER, KARL ET AL TR
160901662334	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	PERRY, TIMOTHY S & L M
160901662345	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	PERRY, TIMOTHY S & L M
160901662356	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	PIPHER, PHILIP C & K L
160901661933	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	RODRIGUEZ, MARIA J ET AL
160901661795	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ROMAN, HENRY J & P
160901661807	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ROMAN, HENRY J & P
160902018585	I3	1 METROPOLITAN CT	GAITHERSBURG	20878	RSI LEASING, INC
160901661897	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	RUIZ, CARMEL B
160901661818	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	SABINS, JOHN J 3RD & J E
160901661875	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	SHAH, KANAIYALAL R & D K
160901661886	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	SHAH, KANAIYALAL R & D K
160901662072	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	SNIDER, MELISSA M
160901662083	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	SNIDER, MELISSA M
160901845871	I3	15 METROPOLITAN GROVE ROAD	GAITHERSBURG	20878	ST OF MARYLAND M V A
160901662015	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662026	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662128	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662130	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662141	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662152	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662163	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662174	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662185	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662196	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	STABLEVIEW ENTERPRISES LLC
160901662367	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	TAIRA, GREGG S
160901662265	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	TAIRA, GREGG S & MARILYN J
160901662276	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	TAIRA, GREGG S & MARILYN J
160901662323	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	TAN, SU H ET AL
160901661773	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	TAN, SU HWA LIANG ET AL
160901662117	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	TUTWILER, LILIANA G
160901498478	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	WHALEN, WILLIAM & D
160901661716	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	WHALEN, WILLIAM M & D C
160901662380	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	WILLIAM A LYNCH ASSOC INC
160901662254	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	WILLIAMS, ROBERT W JR ET AL
160901661784	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	YU, PAUL J &

ACCTID	ZONIN	ADDRESS	CITY	ZIPCO	OWNNAME1
160903310305	I1	25 CHESTNUT ST	GAITHERSBURG	20877	25 CHESTNUT STREET LLC
160903158790	I1	9030 COMPRINT CT	GAITHERSBURG	20877	GAZETTE NEWSPAPER INC
160901782306	I1	300 E DEER PARK DR	GAITHERSBURG	20877	GUARDIAN PROPERTY ASSOC
160903085410	I1	227 E DEER PARK DR	GAITHERSBURG	20877	HOUSING OPP COMM OF MONTG CO
160903085421	I1	231 E DEER PARK DR	GAITHERSBURG	20877	HOUSING OPP COMM OF MONTG CO
160903085408	I1	229 E DEER PARK DR	GAITHERSBURG	20877	MONTGOMERY CO
160900840840	I1	16 CHESTNUT ST	GAITHERSBURG	20877	MONTGOMERY COUNTY
160900819524	I1	14 CHESTNUT ST	GAITHERSBURG	20877	QUINN, JOHN H JR ET AL TR
160902758882	I1	26 W DIAMOND AVE	GAITHERSBURG	20877	SOVRAN ACQUISITION L P
160900820237	I1	4 MEEM AVE	GAITHERSBURG	20877	STANDARD SUPPLIES INC
160900840805	I1	4 MEEM AVE	GAITHERSBURG	20877	STANDARD SUPPLIES INC
160903147967	I3	45 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-25/35/45 W WATKINS CORP
160902774712	I3	50 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-50 W WATKINS MILL LLC
160903147956	I3	9 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-MARYLAND NO 23 LLC
160903279915	I3	1201 CLOPPER ROAD	GAITHERSBURG	20878	ARE-METROPOLITAN GROVE I LLC
160901661658	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTER CORP
160901662243	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORP
160901661751	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901661762	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901662232	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901661911	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BALLA, LOUIS B ET AL TR
160901661922	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BALLA, LOUIS B ET AL TR
160902795598	I3	1101 CLOPPER ROAD	GAITHERSBURG	20878	BOWL AMERICA INC
160901661738	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661740	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661944	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661660	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BUTT, SAMSON P
160901661647	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CHENKIN, HOWARD
160901661625	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CIARAMELLO, WILLIAM P & P F
160903257235	I3	1649 MAIN ST	GAITHERSBURG	20878	CITY OF GAITHERSBURG
160903257246	I3				CITY OF GAITHERSBURG
160903257257	I3				CITY OF GAITHERSBURG
160903257281	I3				CITY OF GAITHERSBURG
160901661820	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PARTNERSHIP
160901661693	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901661705	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662037	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662048	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662050	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662061	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901661831	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	COUNCIL OF UNIT OWNERS OF
160902795587	I3	2 METROPOLITAN CT	GAITHERSBURG	20878	DANIEL DANIEL & DANIEL
160901662210	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	DARROODI, ALI & M
160903257315	I3				EDISON TECH LLC ET AL
160901661853	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661864	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661955	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661966	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661977	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661988	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901662208	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ESLER, JOHN T JR & V A
160901662312	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	EVANSHAW, MICHAEL R
160903185816	I3	75 W WATKINS MILL ROAD	GAITHERSBURG	20878	FIRST FEDERAL CORPORATION
160902544207	I3	101 ORCHARD RIDGE DR	GAITHERSBURG	20878	FOULGER LAND LTD PTNSHP ET AL
160901662391	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	FUSION POWER ASSOCIATES
160901662403	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	FUSION POWER ASSOCIATES
160901661900	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GEISSLER, DAVID R & T E B
160901661727	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GIST, ROBERT
160901661671	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GOBER, ALAN E & R B
160901661636	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GRAMES, GEORGE M ET AL TR
160902518573	I3	5 METROPOLITAN CT	GAITHERSBURG	20878	HALCYON ASSOCIATES

CTID	VACANT / REDEV	ZONING	ADDRESS	CITY	ZIPCD	OWNNAME1
1903436262	R	I3				CASEY, BETTY B ET AL TR
1903436273	R	I3				CASEY, BETTY B ET AL TR
1903346081	R	I3				CITY OF GAITHERSBURG
1902018563	R	I3	21 METROPOLITAN GROVE ROAD	GAITHERSBURG	20878	DANIEL DANIEL & DANIEL
1903257315	R	I3				EDISON TECH LLC ET AL
1903461016	R	I3	655 WATKINS MILL ROAD	GAITHERSBURG	20879	MONUMENT CORPORATE CENTER LLC
1903461005	R	I3	960 FREDERICK AVE	GAITHERSBURG	20879	MR 270 NMD I LLC
1903257268	R	I3				SFHI LLC
1900818234	R	MXD				CASEY, BETTY B ET AL TR
1900821777	R	MXD				CASEY, BETTY B ET AL TR
1900836698	R	MXD				CASEY, BETTY B ET AL TR
1903436251	R	MXD				CASEY, BETTY B ET AL TR
1903016800	R	MXD	311 KENTLANDS BLVD	GAITHERSBURG	20878	DAAB LLC
1903203814	R	MXD	316 KENTLANDS BLVD	GAITHERSBURG	20878	KENTLANDS II LLC
1903433623	R	MXD	911 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	MEDIMMUNE INC
1903433634	R	MXD				MEDIMMUNE INC
1902711271	R	MXD				MONTGOMERY COUNTY
1900768355	R	MXD				MONTGOMERY COUNTY
1903244450	R	MXD	9711 WASHINGTONIAN BLVD	GAITHERSBURG	20878	ORIX GAITHERSBURG LLC
1902900216	R	MXD	900 WIND RIVER LANE	GAITHERSBURG	20878	QOCC ASSOCIATES
1903203494	R	MXD	30 EXCHANGE ST	GAITHERSBURG	20878	SAUL HOLDINGS LTD PRTN SHP
1903326527	R	MXD	1409 MAIN ST	GAITHERSBURG	20878	SHAARE TORAH INC
1900777953	R	MXD				UNITED STATES AMERICA
1903340860	R	MXD				WASHINGTONIAN NORTH ASSO L P
1903340871	R	MXD	10000 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P
1903198705	V	I1				HOUSING OPP COMM OF MONT CO
1903257292	V	I3	101 EDISON PARK DR	GAITHERSBURG	20878	EDISON TECH LLC ET AL
1902214641	V	I3				THE HUMANE SOCIETY OF THE
1903309090	V	MXD	151 LAKELANDS DR	GAITHERSBURG	20878	151 LAKELANDS LLC
1902960458	V	MXD	4 KENT GARDENS CIR	GAITHERSBURG	20878	BRISCUSO, JEAN ET AL
1900768333	V	MXD				BURNS, EDWARD 4TH ET AL
1903458097	V	MXD				CHURCHILL DEVELOPMENT CORP
1900818644	V	MXD				ENGLAND, JONATHAN S ET AL
1902304605	V	MXD	911 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	GENERAL ELECTRIC REAL EST CREDIT
1903299753	V	MXD				GREAT SENECA DEVELOPMNT CORP
1900771546	V	MXD				HOWARD, KEVIN
1900771752	V	MXD				METROPOLITAN GROVE RD LLC
1901869568	V	MXD				METROPOLITAN GROVE RD LLC
1901869557	V	MXD				METROPOLITAN GROVE RD LLC
1902781967	V	MXD				MONTGOMERY COUNTY
1902900182	V	MXD				QOCC ASSOCIATES
1902304547	V	MXD				QOCC ASSOCIATES
1900774948	V	MXD				ROSENTHAL, ROBERT
1903069330	V	MXD	913 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	S & T KENTLANDS LLC
1900772745	V	MXD				STEWART, ASBY
1903340882	V	MXD	10101 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P
1903340893	V	MXD	10201 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P